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ESTATE AGENTS



Columbine Close, Whitstable, CT5

Fantastic three bedroom detached family home located close to Whitstable town centre benefiting from off street parking and a detached garage.

£375,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Columbine Close, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafés, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.



Harvey Richards & West are delighted to offer for sale this lovely detached three-bedroom family home located in Columbine Close, on the outskirts of Whitstable. This beautiful property is arranged over two floors and benefits from a good-sized drive way and detached garage. The property itself is well positioned in a quiet cul-de-sac and benefits from close proximity to a number of local stores, cafés, car servicing business and a medical centre.

Once through the front door you enter in to a good size hallway with plenty of room for shoes and coats. The ground floor of the property has a fantastic open planned layout creating a spacious bright and airy living space. The living room area is positioned at the front of the property with dual aspect windows flooding the room with light. From here you lead through to the kitchen-diner; the kitchen is fitted with modern worktops, and gloss base and wall units. There is a number of integrated appliances and a free-standing range cooker. The dining area is well proportioned with plenty of space for a large dining table and chairs. Beyond the kitchen is a lovely conservatory overlooking the garden and there is also a handy downstairs W/C just off the hallway.


On the first floor there are three bedrooms. The master bedroom is located to the rear of the property and benefits from its own en-suite shower room. There is also a family bathroom on this level which houses a three-piece bathroom suite and overhead shower.

The rear garden is accessed via the conservatory or via the side access on the drive way. This west facing garden is mostly laid to lawn with plenty of space for outdoor dining during the summer months. The property also benefits from a handy storage shed, a large detached garage and a drive way providing off street parking for multiple cars.

Tenure: Freehold

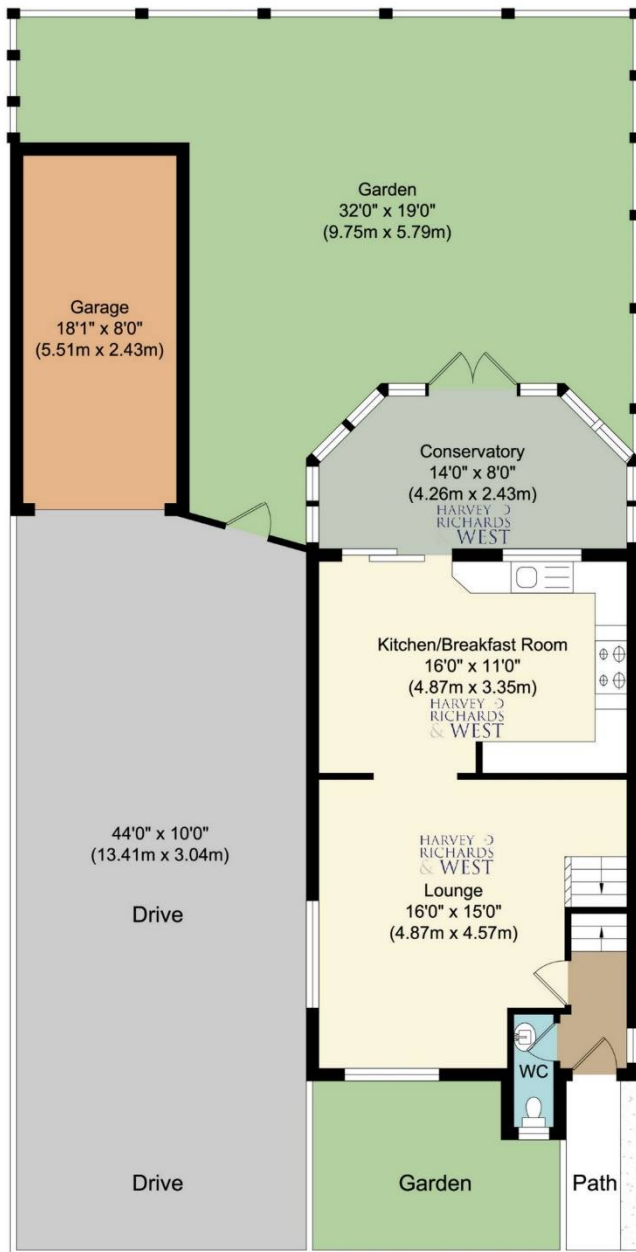
Council Tax: Band D

For more information or to arrange a viewing please contact Harvey Richards & West directly on 01227 771196.

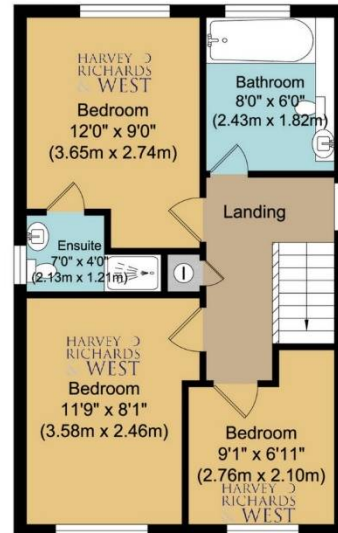








Ground Floor
 Approximate Floor Area
 552.40 sq. ft.
 (51.32 sq. m)



First Floor
 Approximate Floor Area
 420.43 sq. ft.
 (39.06 sq. m)

TOTAL APPROX FLOOR AREA 972.84 SQ. FT. (AREA 90.38 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances show have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

21 Columbine Close WHITSTABLE CT5 4TX	Energy rating	Valid until: 12 January 2035
	C	Certificate number: 9470-3045-8209-5755-6204

Property type	Detached house
Total floor area	81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60